

Bishop Blaize Support Group Objection to Planning Application - 21/00477/F

Date: 19th March 2021

Two retired villagers Tony & Eileen Haynes formed the Bishop Blaize Support Group in 2006 to try and keep the Bishops Blaize as a public house. Eileen organised a public meeting at the local school which was attended by over 250 local folk, over the past 14 years that we have been deprived of our local Public House the supporters have now grown in numbers to 400 plus, all with the same intention! **to keep the Bishop Blaize and its site as a Public House.** The Pub is listed as an asset of community value and has potential buyers who would be prepared to reinstate the Bishop Blaize as a Public House.

Planning Application - 20/00477/F

We (The Bishop Blaize Support Group) would ask you to refuse this application by Mr. Noquet for the following reasons.

1. The intended site for the Agricultural Barn is in a special conservation area (in the Sib Valley) and it will be an eyesore to say the least.
2. The applicant has applied for planning for an Agricultural Barn when in fact he has stated in his rebuttal (see attached below) that it will house camping facilities. (loo's and washing facilities items which are NOT agricultural) It will now house bottled water? Where is the water bottler being situated??
3. The Septic Tank site (not nominated or displayed on the application) but assumed within yards of the Barn, cannot be situated by the River Sib due to pollution fears.
4. There is no need for the barn for them to grow vines, it is a known fact that newly planted vines will not produce any fruit for 4 years. From our research there will be no realistic result from growing vines in the prepared Conservation Area because is not frost free, but a frost pocket with little sunlight.
5. The obnoxious ground work was completed well before the application for planning and in our opinion should also have had planning permission for the huge amount of soil moved that leaves an ugly stepping that is for tents not agricultural vines and severely affects the conservation area.
6. The access from the road would be (if given) a potential death threat to campers and passers by as the visibility on either side of the road when going in or out of the site is blind one way and poor the other to say the least.
7. The external noise and movement from Campers and Bikers on weekends and afternoons should not have to be put up with by the local villagers.
8. There are already campsites within about 1 mile of the Bishop Blaize one at the Gate Hangs High and the other off Woodway Road, Temple Mill we do not need any more.
9. The steep grass small Agricultural field (the site of the planning application) should be kept entirely as a grass feeding area for agricultural animals as that is what has been used for, for years and is part of the Conservation area.
10. In the applicant's rebuttal he mentions income from Bikers and Campers he has failed to mention that he and his wife are living in the Bishop Blaize with it being shut, which is against the conditions registered on the pub. He is/was also letting the Holiday cottage to someone who is not on holiday and

has exceeded the 8 week maximum term for holiday letting (by many months) as mentioned in the planning conditions registered on it and the planning conditions on the pub. (which state if the pub is closed they cannot live there and it must be open to let the holiday cottage) It would appear to us that one of the reasons that the Pub is never open for customers to drink inside it is that they do not want customers local or otherwise drinking in the pub 7 days a week after 6 to 7 pm as they would affect the tenants in the holiday Cottage or Shepperd's Gypsy Hut lettings dramatically, with the noise including the departure of vehicles around 11pm . The bikers leave early as most of them live a good distance away and most of them are on their own on a motor bike and would not want to risk being the wrong side of the drinking and driving law.

11. The Noquet's are also letting a cherry tree gypsy hut in the rear garden which has electricity, water and sewage connected to it. No planning permission has ever been applied for. (See it in the link below for a photograph of the hut)

<https://www.facebook.com/Burdrop/photos/a.552415695312517/763199044234180/>

12. The proposed Spring Water bottling plant would appear to us to be an industrial business not agricultural and would not be allowed to be used in an agricultural barn, The water would need to be processed in a sanitary, industrial building, not a timber-built agricultural barn under planning regulations. In any event like the Vinery and apple orchard it will not be a profitable business as the applicant states in his application within the next 7 years, so it is more likely to be an application RUSE to enable them to provide toilet and washing facilities in the conservation area for CAMPERS. The vineyard and orchard on less than 1ha cannot be viable and the "spring" may run dry in the Summer.

We would therefore Object to the planning application and ask you to refuse it and take action to make the applicant reinstate the field to the condition it was in before the earth moving machine arrived last year and reinstate hedges and trees which have been illegally removed from a conservation area.

We would also ask that you pass the afore mentioned breaches of planning regulations in (10 & 11 above) to the Enforcement Team at Cherwell District Council.

I noted today the 27th January 2021 at 10am that Mr. Noquet's Rebuttal has been removed from the Cherwell District Council planning Website. I have therefore attached a copy of it to this objection for the afore mentioned referral's to it.

As of today's date 14th March J. Noquet is still removing the roadside hedge of a conservation area with trees over 4inches in diameter being removed has CDC given him permission to do this?

Submitted by

Richard Butt Co Ordinator for the Bishop Blaize Support Group

Noquets rebuttal!!! Below pages 3,4 & 5

Blaze-Inn Saddles Street Through Burdrop Sibford Gower Oxfordshire OX15 5RQ Planning Application Reference: 20/03347/F Rebuttal Statement to Objections: Clarification of the Application: It would seem that the Objectors have not properly understood our Application and that they believe we are applying for Permission to provide Camping Facilities and a Vineyard. Fact, we do not require Permission to provide Camping for 28 Days or Permission to plant a Vineyard: Current Extract from the Government Website on Camping: You do not need a licence to run a campsite if: • the site is used for camping in

tents on fewer than 42 days in a row, or fewer than 60 days in any 12-month period Previous Rule: The '28 Day Rule' allows a landowner to use land for tented camping only without having to get formal planning permission for 28 days in a calendar year. Please note that there are restrictions in the use of the land in this way. The land cannot be used for more than 28 days in any calendar year. We reiterate, Camping is Lawfully Permitted for 28 days in any given year which has now been increased to 60 days for this year due to Covid 19. Fait Accompli: Camping will proceed when the pandemic restrictions are lifted regardless of any Objections from the LPA, Highway Authority or members of the public. It would be far more sensible to Grant the Barn Application that will eventually house the Toilet and Shower facilities than to have Portaloos/Shower dotted around the site. Highway Safety: We have previously stated in our Application Documents that if the proposal is granted then we will submit a further application to change the layout and position of the entrance. This will provide a setback and pull-inn facility that will enable much safer access and exit to and from the site, the repositioning will also give our camping customers a far better view of Hawks Lane when leaving the facility. Furthermore, the already lawfully allowed 28-day camping pitches will be for Motorcyclists Only and the width of their motorbikes is some 60% less than most 4 wheeled vehicles. Clearly the potential or likelihood of road accidents is greatly reduced and we believe that motorbikes pose a far lesser risk to pedestrians and road traffic than that of Cars or Agricultural Vehicles. The Barn will also alleviate the need for Tractors and Mowers to enter and leave the site on a regular basis whilst maintaining the Vineyard. We have attached very recent Photographs of an SUV owned by 3 of the Hypocritical Objectors parked dangerously on the wrong side of Hawks Lane, on the hill, on a bend adjacent to their stables. This happens on a regular basis and causes a much more hazardous situation than our proposal represents.

Highway Safety: As previously stated, Camping will commence as soon as possible, if we have to provide parking and access from our bikers/car-park through our Beer Garden and then down to our field, then that is exactly what we will do. However, this will create more vehicle movements caused firstly by bikers dropping-off their tents and secondly collecting their kit when they leave. That will bring about twice as many motorcycle trips, DOUBLE THE TRAFFIC MOVEMENTS in and out of our field and up and down Hawks Lane, our initial proposal is much more sensible and therefore should be preferred. It should also be noted that on many week-ends we anticipate several hundred bikers will visit us and therefore traffic movements of only 30 or so campers in the field on a maximum of 28 days will be fairly innocuous compared to our normal traffic activity. Planning Policies: The Objections have not properly addressed the true intentions of the Planning Application of which is designed to increase the Income and Profitability of the Public House. Cherwell District Council's Planning Policies clearly state that they will Support Proposals that will assist in the viability of Rural Public Houses. Policy S29 is designed to resist the loss of any Rural Public House. In our submission any failure to support this valid and vital proposal to provide both short-term and long-term viability would be in direct conflict to the overall thrust of the LPA Local Plan. In addition, Cherwell Councils Local Plan Part 2 states the following: Cherwell Local Plan Part 2 - Development Management Policies ... 4.64 Policy SLE 3 of the Local Plan Part 1 relates to Supporting Tourism Growth and sets out that the Council will support proposals for new or improved tourist facilities. Public Support: The Supporting Comments from the public provide overwhelming evidence that they believe our proposal is of merit and would greatly contribute to the long-term survival of our public house. They also highlight the difficulties faced by pubs both during this pandemic and in normal trading conditions. In addition, they praise us for our expertise and professional management of the Pub and the lengths that we have gone to welcome them and provide a safe environment during these extremely tough times. They also credit us with the foresight and commitment to introduce new initiatives to attract business to our pub and the surrounding area. It can also be seen on social media that our food and drinks offerings are given the highest ratings possible. Viability: Our Biker Customers are great spenders, we estimate that 28 days of Camping will increase our

sales by at least £28K. By using relatively low average Profit Margins this will generate at least £21K before deductions/overheads, that increase will bring about viability instead of non-viability. The Vineyard is a much longer proposition and we cannot sensibly estimate what income this will eventually generate until much further into the project, nevertheless it will contribute at some point. Also, the ability to hold Biker Rallies and Large Group Overnight Events could attract hundreds of Bikers to our pub at any given time which again will greatly improve future Viability. We have had interest from Biker Groups that have thousands of members and we believe that when Covid Restrictions are lifted that we will become a Destination Venue that could serve at least 50 customers an hour with an option for many of them to camp overnight. continued 3.

Sibford Gower Parish Council (SGPC) There is very little relevant planning substance in the SGPC objection, however, they do refer to the ACV status and yet inconceivably oppose this new scheme which is designed to help the longterm future of the supposed Community Asset. The SGPC should be supporting the proposal and not pontificating about irrelevant matters that are not part of the Barn Store Application. We do not require planning permission to plant a vineyard or provide 28 days of camping in any year and at this stage we are not installing a septic tank nor hardstanding. The Planning Decision should deal with the proposal itself and not other matters, it should be based on the LPA Planning Policies that clearly are designed to Support Rural Pubs and Tourism in the Cherwell District. This is the third time that the SGPC have objected to our proposals that are intended to improve long-term viability of the Pub. Both of the previous Applications were granted on Appeal and this proposal will probably succeed in the same way.

Sibford Ferris Parish Council (SFPC) Sibford Village Mentality: For many years we have personally experienced the horrific and spiteful mindset of some of these Sibfordians and now, true to form, they are not just attacking us again, they are now attacking our Customers. These Liars should make sure that they have evidence of their claims before they publicly accuse them of dangerous riding and speeding. It is virtually impossible to speed through the villages due to the bends and road conditions and we know that these objector statements are completely untrue. Our Bikers are all without exception safe, observant and mindful of Road Conditions and the Potentially Dangerous Hazards, most of which are caused by villagers parking dangerously. We have observed many villagers (some objectors) who should not be allowed a licence to drive anything and repeatedly drive dangerously, we will also provide photographs of their regular dangerous and illegal parking. Conclusions: Many of the Objectors accuse us of ulterior motives for submitting this Application, making all kinds of outrageous comments that attack our honesty and abilities, they should be ashamed of themselves. For 13 years we have endured physical attacks, personal abuse, a Boycott and Eviction brought about by some members of this community, all because we would not serve them after hours and when they were drink driving. Instead of admitting to their Bullying Boycott they spread Trumplike lies saying that we bought the pub to develop it into houses and Cherwell Council believed them. How dare they complain about us Changing our Business Model which has brought us a brand new and wonderful client base. Our Biker Customers have been our salvation and brought back our faith in Humanity, their support and loyalty has given us back our confidence and belief in our own abilities and in this New Trading Model. Continued 4.

It is so refreshing to serve our Bikers who are all honest, generous, genuine and friendly people instead of the ungrateful cliky little groups of Sibfordians spending hours sipping 1 drink often free tap water, whispering and spreading nasty, untrue and spiteful gossip about our family. There is now a very new and different chapter in the future of our Pub, our new outdoor trading operation has been designed specifically for Bikers who come to us warmly clothed. Now we have a Pandemic and It just so happens that our Trading Model is the Safest Way in which to operate a hospitality venue in what is now The New Normal, how prophetic and ahead of the curve were we? We can assure the Case Officer that we are intent on making our Public House one of the busiest Biker Destinations in the Mid-Shires, hopefully a Biking Mecca. We do admit that there will be a little more noise from motorcycles, which to ourselves will indicate that customers are really coming. Nevertheless, Camping will be limited initially to Summertime weekends

and should not outweigh the beneficial income brought to what the locals paradoxically say is an Asset of Community Value. We believe that 28 days, only some 10 weekends including Bank Holidays, will be more than sufficient to boost turnovers into viability and we are content to accept that as a Maximum Camping Condition in Granting the Barn's Permission. Final Conclusion: The Barn Store proposal is required for maintaining the Allowed Vineyard and will help us to provide hidden toilet/shower facilities for the Allowed Camping instead of unsightly Portaloos/Showers next to Hawks Lane. We re-iterate it is 'Fait Accompli' with or without Planning Permission, we are dedicated to our Ultimate Business Plan of providing more and improved facilities for our Biker Customers and we will implement this next phase as soon as possible. For all of the above reasons, the Application should be Granted. Signed: Dated: 13.01.2021 Geoffrey Richard Noquet